

Landlord Trouble – Again?



**SUPPORT, ADVICE,
AND TIPS
FOR TENANTS
IN LEIPZIG**

Many tenants are shocked when unexpected letters appear in their mailbox: rent increase demands, high utility back-payments, modernization notices, conversion into condominiums, termination notices, „personal use“ claims, or even eviction lawsuits – and much more.

Other warning signs of displacement tactics by landlords include: no re-letting of vacant apartments, long-term vacancies, and failure to carry out necessary repairs.

But we all want to stay in our homes and in our neighborhoods – for as long as we choose!

That's why it's important for tenants to know their rights and stand up for them.

With these **first-step tips**, a range of legal and **social support services**, contacts to **tenant solidarity groups**, and further **information material**, we aim to empower the 85% of Leipzig residents who rent – to take action and, if necessary, set clear boundaries with their landlords.

In solidarity,
Your Leipzig Tenant Initiatives

Protect Yourself Early – keep a record



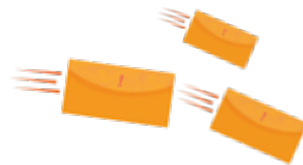
Keep and document all communication with your landlord or property management – ideally in writing.

Legal Protection Insurance

For example, consider joining a tenants' association. With a paid membership, you'll receive advice and, if necessary, legal assistance. Important: Legal protection only becomes active after a three-month waiting period.

For people receiving unemployment benefits (ALG II / Bürgergeld), it may be possible to have the membership fee reimbursed by the Jobcenter – upon application and review.

When the Mail Arrives...



Don't sign anything, don't agree right away. First, get informed about the situation. Ask for time to think – for rent increases, you're legally entitled to a two-month decision period. Compare offers, check deadlines and appointments, and stand up for your rights!

Talk to Your Neighbors

Why not knock on your neighbors' doors? Have they also received a modernization notice or other letters from the landlord that should be questioned? Compare your rental contracts and look for similar cases in the building.



Building Assembly / Tenant Meeting

1. Form a tenant group – Collective action offers more protection than acting alone. Landlords are less likely to target individuals when tenants organize together.
2. Stay connected within the building – Set up an email list or group chat, create a shared house email address, hold regular meetings, and exchange information about your cases.
3. Align your interests – What common goals or concerns do you share as tenants?
4. Share responsibilities – Who takes on which tasks? Clear roles save energy and prevent burnout.

Basic tips for self-organization



How to self-organize as a tenant group or neighborhood initiative, take a look at the guide „Zusammen dagegen!“ (in German) by Deutsche Wohnen & Co enteignen!

Seek legal support:

Talk to a lawyer who specializes in tenant law to understand your rights and possible legal actions.

If Legal Action Becomes Likely...



Seek legal support and officially appoint a lawyer to represent you.

Solidarity

Support your neighbors during upcoming apartment inspections by being present as a witness.

There should always be at least one “third” independent person present – someone not directly involved in the rental contract.

Also, show up at court hearings involving your neighbors to support them as part of the public.

Public Communication

Caution: Avoid making careless public statements about your landlord! If in doubt, consult a lawyer or reach out to tenant initiatives for support. Of course, your right to free speech still applies.

Press

Make your case public by contacting the press – either in writing or in person. Take the initiative and reach out to local media (e.g. LVZ, LIZ, kreuzer, MDR, Radio Blau, and others), or ask local tenant initiatives for support.

Online Presence (Blog, Facebook, X, Mastodon, Instagram, Bluesky,...)

Keep the public informed about your situation. Post regular updates – stay factual and neutral, and back up your statements with sources (e.g. screenshots) or have them ready if needed. Connect with tenant initiatives that can support you and help spread your story or publish reports on your case.

Networking

Get involved and take initiative!

Tenant Communities

Connect with others who are affected. Share information and experiences – and join forces to become stronger together!

Neighborhood Initiatives

Make use of the resources and structures offered by local groups – and contribute your own ideas and suggestions! Bring relevant documents, rental contracts, and correspondence to the consultation sessions they offer. Look around your neighborhood for active groups – or check the list on page 15-17 of this brochure!

Politics

Reach out to representatives of political parties and inform them about your situation. Make use of existing political tools – for example, the Residents' Question Time in the City Council and especially your local District Advisory Councils (Site 20).

Public Authorities and City Administration

The city administration depends on the support of its residents. The Amt für Wohnungsbau und Stadterneuerung (aws@leipzig.de) relies on tips from the public to investigate:

- Misuse of housing (e.g. long-term vacancies, illegal holiday rentals)
- Unauthorized renovations in socially protected areas ("Milieuschutzgebiete")
- Excessive rents or rent gouging

Other relevant departments you can contact include:

- Amt für Bauordnungs- und Denkmalpflege (abd@leipzig.de)
- Amt für Stadtgrün und Gewässer (stadtgruen@leipzig.de)
- Sozialamt (sozialamt@leipzig.de)

Where Can I Get Advice? Housing and Rent



Professional legal or solidarity-based advice on rent and housing based on many years of experience can be found here.

Please always bring your tenancy agreement, additional contracts, correspondence, memorial minutes etc. with you to consultations!

Betriebskostenhilfverein

Help with operating cost accounting
Trufanowstr. 35, 04105 Leipzig

Appointments by prior phone arrangement

Phone: +49 (0)341-9938721

Email: info@betriebskostenhilfverein.de

www.betriebskostenhilfverein.de

for Members

Deutscher Mieterbund - Mieterverein Leipzig e.V.

Help with rental disputes

Hans-Poeche-Str. 9, 04103 Leipzig

Consultation hours:

Mon–Thu 8:00-19:00, Fri 8:00-12:00

Short phone consultation (members only):

Phone: +49 (0)341-2131277, -278 (Mon-Fri 8:00-9:00)

Email: info@mieterverein-leipzig.de

www.mieterverein-leipzig.de

for Members

Free of charge

Kontaktstelle Wohnen

Decentralized, self-determined housing support
for refugees

Georg-Schwarz-Str. 19, 04177 Leipzig

Sprechzeiten: siehe Website

Phone: +49 (0)341-39 29 56 10

Email: info@kontaktstelle-wohnen.de

www.kontaktstelle-wohnen.de

Information and Advice Center for tenants

Free of charge

Commissioned by the City of Leipzig, at the
Leipzig Center for the Unemployed (LEZ) e.V.
Zschochersche Str. 48 A, 04229 Leipzig

Opening hours:

Mon–Thu: 9 AM - 5 PM, Fri: 9 AM - 2 PM

Phone: +49 (0)341 420 67 62

Email: erwerbslosenzentrumLE@t-online.de

www.Leipziger-Erwerbslosenzentrum.de

Die LINKE Tenancy Consultation in Kleinzschocher

Free of charge

Includes regular community kitchen (KÜFA) with
donation collection for housing policy projects

At the neighborhood center of Lixer e.V.

Pörstener Str. 9, 04229 Leipzig

Every 3rd Friday of the month, 18:00-20:00

Email: mietsprechstunde@dielinke-leipzig.de

www.gleft.de/6cS

Mietsprechstunde

Free of charge

Tenants' Consultation Hours

Sprechzeiten und Orte:

1st Tuesday of the month, 7-8 PM –

Wolfgang-Heinze-Str. 22 (AWC office)

3rd Tuesday of the month, 7-8 PM –

Brandstr. 15 (linXXnet)

Please bring organized printed copies of your
rental documents (rental contract,
correspondence, etc.).

Advance registration appreciated.

Email: fuerdaspolitische@riseup.net

www.facebook.com/fuerdaspolitische

Free of charge

Student Council of Leipzig University

Advice on renting and housing matters
Universitätsstr. 1, 04109 Leipzig
Email: mieten@stura.uni-leipzig.de
www.stura.uni-leipzig.de/mietberatung

Consumer Advice Center Leipzig

Katharinenstr. 17, 04109 Leipzig
Consultation hours:
Mon–Thu 8:00–20:00, Fri 9:00–14:00
Information and appointment line:
+49 341 6962929
www.verbraucherzentrale-sachsen.de/leipzig

20€/15 minutes for tenancy law advice
Free heating cost consultation

ver.di Tenancy Law Hotline

Initial consultation on tenancy law in cooperation with the German Tenants' Association

Consultation hours:
Mon/Tue 12:00–14:00,
Wed 13:00–15:00,
Thu 18:00–20:00,
Fri 10:00–12:00
Phone: +49 30 2232373

for Members



Webseite

Where Can I Get Advice? Living Self-Managed and Self-Determined



If you want to take a building out of the logic of speculation and start an inclusive housing project, the following contact points can support you.

Haus- und WagenRat e.V.

Association for Self-Organized Spaces
Georg-Schwarz-Str. 19, 04177 Leipzig
Phone: +49 (0)341-39 29 85 43
Email: post@hwr-leipzig.org
www.hwr-leipzig.org

Innovatives Netzwerk Wohnen mit Behinderung (INWoB)

Independent living with disabilities in Leipzig and beyond - Mobiler Behindertendienst Leipzig e.V.
Holzhäuser Str. 124, 04299 Leipzig
Phone: +49 175 7367838 (Mon-Fri, 9:00-15:00)
Email: mail@inwob.net
www.inwob.net

Netzwerk Leipziger Freiheit

Initiative for cooperative and affordable housing; a central hub and point of contact for housing projects
Leibnizstr. 15, 04105 Leipzig
Phone consultation hours:
+49 341 9749399, Mon–Thu 13:00–17:00
Email: info@netzwerk-leipziger-freiheit.de
Consultations by appointment
www.netzwerk-leipziger-freiheit.de



Guide to tenants
buying their home

Where Can I Get Advice? Social Services



Housing is closely connected to all areas of life. Here you'll find **free** counseling and support services for a variety of social issues and personal situations.

Autonomous Unemployment Advice

Collective counseling on questions related to unemployment benefits (ALG I & II), citizens' income (Bürgergeld), and more

Meuterei, Zollschuppenstr. 1, 04229 Plagwitz
(side entrance with wooden ramp)

Every 1st Thursday of the month, 18:00–20:00

Email: ag-antrag@riseup.net

Direct Support Leipzig

Solidarity-based giving and receiving of money.
Direct financial assistance in emergency situations.

Email: directsupportleipzig@riseup.net

www.directsupportleipzig.net

Insta: @directsupportle

Elo – Initiative for the Unemployed e.V.

#knowYourRights – legal advice, low-barrier support, immediate appointments available

Phone: +49 152 31979598

Email: vorstand@elo-leipzig.de

Individual appointments:

Mon-Fri, 10:00-17:00 by arrangement

www.bürgergeld-leipzig.de

LWB Social Management

Social counseling for tenants of LWB

(Leipziger Wohnungs- und Baugesellschaft)

Consultation hours: by appointment

Phone: +49 (0)341-99 22 4412

Email: soziales@lwb.de

www.lwb.de/service/ratgeber-soziales/soziale-hilfen

For tenants
of LWB

machtLos e.V.

Independent provider of youth
social work, street work

Kurt-Eisner-Str. 44, 04275 Leipzig

Legal advice: Thursdays 17:00–18:00

(areas of law on request)

Email: streetwork@machtlos.org

www.machtlos.org

Preferred for
teenagers and
young adults

Nachbarschaftstreff Eisenbahnstraße

Support with sorting documents, dealing with
bureaucracy, and referral counseling. On request
in: English, German, Persian, French, Italian and
Spanish.

Eisenbahnstr. 113, 04315 Leipzig

Consultation hours: Mondays 16:00-19:00

Email: info@nachbarschaftstreff-eisi.de

Insta: @nachbarschaftstreff_eisi

Refugee Law Clinic Leipzig

Volunteer legal advice for refugees – free and
independent

Taubestraße 2, 04347 Leipzig

(inside the Poliklinik, Schönefeld)

Email: beratung@rlc-leipzig.de

info@rlc-leipzig.de

Insta: @refugeelawclinicileipzig

www.rlcl.de

SALVE

Contact and counseling center for migrants and asylum seekers living in decentralized housing

Odermannstraße 19, 04177 Leipzig

Contact hours: Mon-Fri 9:30-17:30

Phone: +49 (0)341-4206097

Email: salve@raa-leipzig.de

www.raa-leipzig.de/fachbereiche/salve

Social Housing Assistance (Leipzig Social Welfare Office)

Assistance with certificates of eligibility for social housing, allocation of social housing, social counseling, financial support, and emergency accommodation

Prager Str. 21, 4. Etage,

04103 Leipzig

Consultation hours:

Tue 9:00–12:00 & 13:00–18:00

Thu 9:00–12:00 & 13:00–16:00

Phone: 0341 123-9139

Email: soziale.wohnhilfen@leipzig.de



Website

Social Advice by Die Linke



The political party Die Linke offers a range of free social and tenancy consultations in various neighborhoods across the city.

Altlindenau

Left Party Social Counseling at „Interim“

Project and parliamentary office

Demmeringstr. 32, 04177 Leipzig

Every Tuesday, 17:00–19:00

www.linxxnet.de

Connewitz

Left Party Social Counseling at linXXnet

Project and parliamentary office

Brandstr. 15, 04277 Leipzig

Every Thursday, 15:00–17:00,

www.linxxnet.de

Grünau

Social Counseling at the Parliamentary Office of Member of Bundestag S. Pellmann

Stuttgarter Allee 18, 04209 Leipzig

Telephone consultation: +49 341 2318440

Every 2nd Thursday of the month, 18:30–20:00

Kleinzschocher

Left Party Tenancy Consultation

Includes regular community kitchen (KÜFA) with donation collection for housing policy projects
At the neighborhood center of Lixer e.V.

Pörstener Str. 9, 04229 Leipzig

Every 3rd Friday of the month, 18:00–20:00

Mail: mietsprechstunde@dielinke-leipzig.de

www.gleft.de/6cS

Reudnitz

Social Counseling at the Neighborhood Meeting Point Klinke

Support with housing, employment, finances, applications, dealing with authorities, health, and more

Volckmarstraße 5, 04317 Leipzig

Consultation hours: Thursdays, 16:00–18:00

Email: sprechstunde.klinke@dielinke-leipzig.de

Insta: [klinke_leipzig](#)

Schönefeld

Social Counseling at the Bündnisbüro Nordost

Support with housing, employment, finances, applications, dealing with authorities, health, and more

Stannebeinplatz 11, 04347 Leipzig

Every 1st, 3rd & 5th Thursday of the month, 17:00–19:00

Email: sozialberatung-no@dielinke-leipzig.de

Zentrum-Süd

Social Counseling at Liebknecht-Haus

Braustraße 15, 04107 Leipzig

Consultation hours: Thursdays, 4-6 PM

Contact: +49 (0)341 14064411

Where Can I Get Politically Connected?



More and more neighborhood groups and grass-roots initiatives are forming to stand up for the right to housing and the right to the city. They organize themselves at the building, settlement, or district level. These initiatives are in regular exchange with one another and often coordinate joint actions. They can support you in founding your own group—or you can connect and collaborate with them directly.

Bürgerinitiative

Bürgerbahnhof Plagwitz erhalten

A park for all! For an undeveloped Plagwitz train station.

Email: buergerinitiative@bahnhof-plagwitz.de
www.bahnhof-plagwitz.de

KiezVernetzung West

For solidarity-based neighborhoods and rebellious communities

Open assembly every 10th of the month, 19:00–21:00

Email: kiever-west@riseup.net
www.kieverwest.noblogs.org

Lauter Läden Alliance

A voice for self-organized, volunteer-run, emancipatory spaces in Leipzig's East & active network building

Email: lauterlaeden@posteo.de
Insta: [@lauterlaeden](#)

Leipzig for All: Housing Action Alliance

A coalition and network of housing justice activists in Leipzig

Email: leipzigfueralle@posteo.de

www.leipzigfueralle.de/

Mietergemeinschaft Schönefelder Höfe

Organizing Vonovia tenants

c/o Poliklinik, Taubestr. 2, 04347 Leipzig

Open tenant assembly:

every first Monday of the month at 18:00

Solidarity-based counseling: every 2nd & 4th

Wednesday of the month, 17:00–19:00

Email: info@mietergemeinschaft-schoenefeld.de

www.mietergemeinschaft-schoenefeld.de

Mietergewerkschaft Leipzig

An initiative to build a tenants' union, currently active in five German cities

Email: Leipzig@mietergewerkschaft.de

www.mietergewerkschaft.de

Nachbarschaftsinitiative Musikviertel

A local tenants' initiative formed by LWB residents

Email: info@musikviertel.org

Bluesky: [@musikviertel.bsky.social](https://bsky.app/profile/@musikviertel.bsky.social)

www.musikviertel.org

Netzwerk Leipzig Stadt für alle

A network focused on rent and housing policy

c/o Interim, Demmeringstr. 32, 04177 Leipzig

Email: kontakt@leipzig-stadtfueralle.de

www.leipzig-stadtfueralle.de

Interventionist Left Leipzig (Prisma)

A radical leftist group with a working group on the Right to the City

Email: prisma@inventati.org

Bluesky: [@interlinke-leipzig.bsky.social](https://bsky.app/profile/@interlinke-leipzig.bsky.social)

Insta: [@prismaleipzig](https://www.instagram.com/prismaleipzig)

www.interlinkeleipzig.noblogs.org

United Capitulation

Experiences in dealing with United Capital RE GmbH and the companies of K. Rader and S. Schwarzat, as well as information for affected tenants

Email: vernetzung@linxxnet.de

www.unitedcapitulation.wordpress.com/



House sale
strategies

Vernetzung Süd

A local initiative focused on housing, rent, and urban development in South Leipzig

Regular meetings:

Tuesdays (in odd calendar weeks) from 19:00

Please register via email in advance!

Email: vernetzung-sued@protonmail.com

Insta: [@VernetzungSued](https://www.instagram.com/VernetzungSued)

www.vernetzungsued.de

Vision Tenant Network

Exchange and mutual support among tenants affected by Vision Holding

Email: vision-mieterinnenvernetzung@proton.me



Further information City of Leipzig



Brochure in German: „Wohnen als Mieter - Rechte, Pflichten, Tipps“



Published by the City of Leipzig
An easy-to-understand guide to
the basics of tenancy law and
available support services, tailored
for Leipzig residents.

Leipziger Betriebskostenbroschüre und Heizspiegel



Operating Costs Guide
and Heating Cost Check. Helps
you review your utility bills
and heating costs.

Phone: +49 (0)341-1234084

Leipziger Mietspiegel + Mietspiegelrechner



Rent index and rent calculator.
Helps tenants check the
validity of rent increases
For direct inquiries:

Email: mietspiegel@leipzig.de

Rent Increases and Excessive Rents



If rent exceeds the local reference
rent (as listed in the rent
index) by more than 20%, the
City of Leipzig may take action.
If it exceeds the rent index by

50% or more, this may constitute a criminal
offense. Report such cases to the city!

Phone: +49 (0)341 123-6503

Email: mietwucher@leipzig.de

Rent control (Mietpreisbremse)



The rent at the beginning of a
new tenancy may not exceed the
local comparable rent (as indicated
in the rent index) by more
than 10%.

Phone: +49 (0)341-4206762

Email: erwerbslosenzentrumLE@t-online.de

Soziale Erhaltungssatzungen



In these areas, every structural
measure is subject to approval.
Neighbors and tenants of buildings
in these areas should
always inquire whether any construction

work in their surroundings is known to the
City of Leipzig and has been approved.

Structural changes can lead to direct rent increases
(modernization allocation) or indirect rent
increases (through the rent index), and result in
the displacement of long-term tenants.

Questions and reports to:

Phone: +49 (0)341-1234084

Email: soziale-erhaltungssatzung@leipzig.de

Ban on Misuse of Housing



(Zweckentfremdungsverbot)
The aim is to preserve residential
housing. Holiday rentals via online
platforms and the short-term rental
to constantly changing guests

must be approved by the City of Leipzig. In addition,
residential vacancy (of more than 12 months) is to be
monitored and addressed. If you are aware of such
cases in your building, you can report them easily via:

Email: zweckentfremdung@leipzig.de

or via the online form (see website)

Leipzig District Advisory Councils



(Stadtbezirksbeiräte)

District advisory councils can be important bodies to raise awareness about your case, get in touch with local volunteer politicians, request official statements from the city administration, submit motions to the city council, and apply for funding from the district budget for neighborhood projects.

Tenancy Law Online



Information Sheets & Tips from Berliner Mieter-Gemeinschaft e.V.



Covers tenancy law topics in a clear and easy-to-understand way — from change of ownership, rent increases, to landlord access and inspections, and much more. Only in German.

Information Sheets from Berliner Mieterverein



The largest tenants' association in Berlin provides a wide range of in-depth and reliable information on various tenancy law topics. Mainly in German.

Campaigns and Policy Solutions

Mietenstopp



A nationwide campaign calling for a six-year rent freeze and broader structural reforms in housing policy. Supported by the German Tenants' Association, trade unions, social welfare organizations, and numerous grassroots initiatives.

Mietendeckel jetzt!



Push for the nationwide implementation of a rent cap—building on the short-lived but impactful Berlin model that was later overturned.

Stop the Housing Crisis



(Wohnungsnot stoppen)

Protecting existing tenants is the most effective way to combat housing shortages! The campaign advocates for reforms to curb the ongoing conversion of rental apartments into condominiums and to restrict evictions due to personal use claims.

Further Information

Research Project „Wem gehört Leipzig?“



A project aimed at bringing greater transparency to ownership structures in Leipzig's real estate market. Published by the Rosa Luxemburg Foundation

SUPPORT, ADVICE, AND TIPS FOR TENANTS IN LEIPZIG



Online version in
English and German

Status: May 2025

All information provided without guarantee; subject to change. All listed organizations and initiatives have been contacted and reviewed. However, despite the large number of entries, completeness was not the goal.

